

STANDARD APPLICATION  
Harford County  
Board of Appeals  
Bel Air, Maryland 21014

RECEIVED

AUG 29 2006

HARFORD COUNTY

Shaded Areas for Office Use Only

Case No. 5569  
Date Filed 8/23/06  
Hearing Date  
Receipt  
Fee \$400.00

Type of Application

- ☐ Administrative Decision/Interpretation  
☐ Special Exception  
☐ Use Variance  
☐ Change/Extension of Non-Conforming Use  
☐ Minor Area Variance  
☐ Area Variance  
☐ Variance from Requirements of the Code  
☐ Zoning Map/Drafting Correction

Nature of Request and Section(s) of Code

CASE 5569 MAP 10 TYPE Special Exception

ELECTION DISTRICT 05 LOCATION 321 Wheeler School Rd, Pylesville 21132

BY Julia K. Monninger

Appealed because a special exception pursuant to Section 267-53H(3) of the Harford County Code to allow a kennel in an Agricultural District requires approval by the Board.

**NOTE:** A pre-conference is required for property within the NRD/Critical Area or requests for an Integrated Community Shopping Center, a Planned Residential Development, mobile home park and Special Exceptions.

Applicant/Owner (please print or type)

Name JULIA K. MONNINGER Phone Number 410-399-0016  
Address 321 WHEELER SCHOOL RD. PYLESVILLE, MD. 21132  
Street Number Street City State Zip Code

Co-Applicant Phone Number  
Address  
Street Number Street City State Zip Code

Contract Purchaser Phone Number  
Address  
Street Number Street City State Zip Code

Attorney/Representative Phone Number  
Address  
Street Number Street City State Zip Code

**Land Description**

Address and Location of Property 321 WHEELER SCHOOL RD.  
PYLESVILLE, MD. 21132

Subdivision N/A Lot Number N/A

Acreage/Lot Size 10.11 Ac Election District 05/02 Zoning AG

Tax Map No. 10 Grid No. 101100 Parcel 222 Water/Sewer: Private ☒ Public ☐

List ALL structures on property and current use: SINGLE STALL BARN, HAY BUILDING  
KENNEL BUILDING, POOL PAVILION, LAWN MOWER SHED, DWELLING-HOUSE

Estimated time required to present case: 30 MINUTES

If this Appeal is in reference to a Building Permit, state number N/A

Would approval of this petition violate the covenants and restrictions for your property? NO - THERE ARE NONE

Is this property located within the County's Chesapeake Bay Critical Area? Yes ☐ No ☒

If so, what is the Critical Area Land Use designations: N/A

Is this request the result of a zoning enforcement investigation? Yes ☒ No ☐

Is this request within one (1) mile of any incorporated town limits? Yes ☐ No ☒

**Request**

TO ALLOW ME TO MAINTAIN MORE DOGS (SHOW DOGS)  
THAN ARE ALLOWED BY THE COUNTY WITHOUT A KENNEL  
LICENSE. THE MOST I WOULD HAVE ON THE PROPERTY  
IS TWENTY DOGS.

**Justification**

SEE ATTACHMENTS

*If additional space is needed, attach sheet to application. In answering the above questions, please refer to the Requirements that pertain to the type of approval request. (Special Exception, Variance, Critical Area or Natural Resource District (NRD) Variance, etc.)*

**DATE:** July 21, 2006

**TO:** Harford County Planning and Zoning

**FROM:** Julia Monninger  
321 Wheeler School Road  
Pylesville, MD 21132  
410-399-0016

**RE: Application for a Kennel License**

To Whom It May Concern:

The purpose of this letter is to inform Harford County of my request to obtain a kennel license for my property located at 321 Wheeler School Road, Pylesville, MD, 21132, in order to show my dogs.

For over 15 years my daughter Adrienne and I were boarding our treasured ponies in Pennsylvania over 60 miles away from our home. Aside from boarding fees, gas and mileage expenses, we desperately longed to have a place of our own where we would have enough room for us and of course, our ponies. We wanted our ponies to be on our own property where we could give them the care, attention and love that they so richly deserved. At the same time that our ponies were a huge priority, so were our dogs. Our perfect property must have enough room and running space for our dogs to have a fantastic quality of life. Our love and dedication to our animals is never-ending and we just wanted our entire family – human, canine and equine - to be together.

For over two long years we searched for the perfect property to make our dream come true. We finally found our dream property and home in December, 2000 in Harford County.

With 10+ acres of land we knew we would have enough space for our ponies, our dogs, and room for expansion depending on what life brought our way. We knew we had more than enough room for our lifestyle, but still manageable for both of us to take care of the property. The house is situated perfectly on the property to have enough of a buffer between us and any neighbors to insure we were not impeding on anyone's quality of life on their own property adjacent or nearby to us.

As stated above, this letter is to request a kennel license for my property. I am requesting this license as I simply want to have more personal pet dogs to show than the general allowed number by the county. I know that I have the space, ways and means, and time to take care of this additional number of dogs.

I want it made very clear that this kennel license is only intended to be used for my personal animals. I have no intention of boarding other people's dogs for profit or using my license to turn any portion of my property into a short or long term boarding kennel. I simply want to own more dogs than the general allowed numbers by the county and thus want to apply for this kennel license.

Speaking specifically regarding space, once we were in our new home we took extensive steps to create a safe and clean environment for our dogs. None of our dogs are outside dogs. They do not run the yard during the day or even unsupervised while we are at home. We wanted a safe place for them to be housed that was next to my home and had heat for the winter and air conditioning for the summer. Therefore I purchased a used mobile home that measures 14 feet wide by 70 feet long. I had Harford County come and approve the footers that I had put in and had

the mobile home moved to my property on the footers. Once in place I made the following improvements to the new addition to my home:

1. I enclosed the bottom of the trailer with metal barn roofing rather than the traditional regular trailer skirting so it was more durable and long lasting.
2. I had a concrete pad poured that has chain link fencing surrounding it to create the washable outdoor runs for my dogs.
3. I had the entire mobile home re-sided with vinyl siding to match my home so it was all aesthetically pleasing to the eye.
4. We removed the bathroom in the unit and removed all of the carpeting.
5. We finished the new home for my dogs by placing all vinyl flooring throughout the entire mobile home for ease of cleaning and disinfecting the entire mobile home to keep it hygienic.
6. I have also added a ramp from the door of the trailer down into the concrete pad for the safety of my small dogs so they are not injured when using the stairs.

I want only the best for my pets. Every day they are let out several times a day with my direct supervision this new fenced in area. I felt that the improvements I made to my property were in the best interest of my show dogs, me and the value of my property.

Aside from the above, we have made many improvements to the property in our time there and we just love our home and our ability to have all of our animals together.

I hope that this letter will inspire you to make a decision in my favor for a kennel license. My daughter and I love our home. In turn, we also love our animals and we want to be in compliance with Harford County's regulations in applying for this kennel license.

Thank you for your time.

Sincerely,

A handwritten signature in cursive script that reads "Julia Monninger". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

Julia Monninger



Julia Monninger  
321 Wheeler School Rd.  
Pylesville, MD 21132